

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING APPENDIX III OF THE CITY CODE OF THE CITY OF MESQUITE, THE SAME BEING THE 1964 ZONING ORDINANCE OF SAID CITY, DULY PASSED AND APPROVED BY THE CITY COUNCIL ON THE 17th DAY OF AUGUST, 1964; BY PROVIDING THEREIN ARTICLE VI-A THE SAME TO BE TITLED "R-2A" SINGLE-FAMILY DWELLING DISTRICT; BY PROVIDING USE REGULATIONS; HEIGHT REGULATIONS, YARD AREA, OFF-STREET PARKING AND CONSTRUCTION REGULATIONS, BY ELIMINATING THE REQUIREMENT OF ALLEYS SAVE WHERE SPECIFICALLY REQUIRED; BY PROVIDING FOR UNDERGROUND UTILITIES; BY RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF APPENDIX III OF THE CITY CODE OF MESQUITE NOT DIRECTLY IN CONFLICT WITH THE TERMS OF THIS ORDINANCE; BY PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That Appendix III of the City Code of the City of Mesquite, the same being the 1964 Zoning Ordinance of said City, duly passed and approved by the City Council on the 17th day of August, 1964, be, and the same is, hereby amended by adding thereto the following article:

Article V-A "R-2A" Single-Family Dwelling District Regulations

SECTION 2. That the hereinafter stated regulations shall apply to all land zoned under this ordinance:

A. Use Regulations

In an "R-2A" Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than uses permitted in an "R-2" Use District.

B. Height Regulations

No building shall exceed two and one-half stories in height, except that permitted institutions such as schools and churches may be erected to exceed two stories when set back from all property lines a distance equal to twice the height of the building.

C. Yard Area, Width, Off-Street Parking, and Construction Regulations

(1) Front Yard -

- i. There shall be a front yard having a minimum depth of twenty-five feet, except as provided in Paragraph 2, Article XIX, Appendix III of the City Code of Mesquite.
- ii. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

(2) Side Yard -

There shall be combined side yards of not less than twenty percent of the width of the lot, but no side yard shall be less than five feet in width. The side yard of a corner lot adjacent to a side street shall not be less than ten feet in width. Where the corner lot is a "key lot," the required front yard shall be provided on both streets.

(3) Rear Yard -

There shall be a rear yard having a depth of not less than twenty percent of the depth of the lot.

(4) Area of Lot -

The minimum area of the lot shall be seven thousand five hundred square feet; however, a lot having an area of less than seven thousand five hundred square feet that was of record prior to July 1, 1960, may be used for any purpose permitted in this article.

(5) Width of Lot -

The minimum width of the lot shall be seventy-five feet.

(6) Applicability of Regulations -

The above area regulations apply to "R-2A" Single-Family Dwelling District and do not apply to lots which may be seven thousand five hundred square feet or larger in other districts.

(7) Minimum Depth of Lot -

The minimum depth of the lot shall be one hundred feet; except where the lot backs up to a freeway, expressway, or major thoroughfare, the minimum depth of the lot shall be one hundred twenty feet.

(8) Parking Regulations -

Off-street parking space shall be provided on the lot to accommodate two motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard. No vehicle storage space in this district shall be used for storage of any truck, truck trailer, or van, except panel and pickup trucks not exceeding one ton capacity may be stored on a lot when occupied as residence of the operator. The parking space shall be provided behind the building line for two vehicles to be served by either a double driveway or a single driveway with a flared approach

to the parking spaces. This approach shall allow two vehicles to be parked and removed without moving one car to facilitate the movement of the other. All parking areas shall be paved according to the City of Mesquite standard paving specifications. Parking for other uses shall be provided as required in Article XIX of Appendix III of the City Code of Mesquite.

(9) Area of Dwelling -

Fourteen hundred square feet shall be the minimum floor area of the dwelling, exclusive of garages, breezeways, and porches.

(10) Exterior Fire-Resistant Construction -

All main buildings shall be of exterior fire-resistant construction (by definition, exterior fire-resistant construction is construction having at least seventy-five percent of the exterior walls constructed of brick, stone, concrete block, or masonry, or materials of equal characteristics in accordance with the Building Code of the City of Mesquite), except that on lots of record as of May 7, 1962, the provisions of this paragraph shall not be applicable.

D. Alleys, Eliminated Except Where Specifically Required

Alleys shall not be required in any development zoned under this article, except that alleys shall be required along the common boundary of land zoned under this article and abutting land zoned under another article which requires alleys.

E. Utilities

That all utilities installed in land zoned under this ordinance shall be placed beneath ground, except installations above ground shall be permitted when approved by the Director of Public Works of the City under the following circumstances:

- (1) Above ground installation of transformers.
- (2) Where utility line crosses a major drainage channel or depression of such depth as to make below ground installation impractical.
- (3) At the point where the utility enters into the development.

There shall be no other exceptions than those enumerated above, save by approval of the City Council; but in no event shall individual house services be above ground.

SECTION 3. APPLICABILITY OF ZONING ORDINANCE

That all provisions of Appendix III of the City Code of Mesquite, the same being the 1964 Zoning Ordinance of said City, shall remain in full force and effect, and shall apply to all land zoned under the provisions of this ordinance unless directly in conflict herewith.

SECTION 4. SEVERABILITY

It is hereby declared to be the intent of the City Council that the provisions of this ordinance be deemed severable; and in the event any such provision be declared unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall not affect those provisions hereof remaining, nor the provisions of any other ordinances of the City of Mesquite.

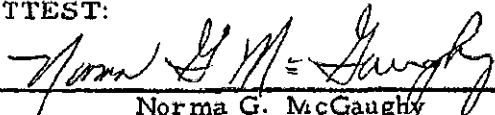
SECTION 5. EMERGENCY

That the present ordinances of the City of Mesquite are inadequate to provide for the proper development of land within the City creates an urgency and emergency in the interest of the public health, safety, and welfare, and makes necessary that this ordinance take effect immediately from and after its date of passage.


PASSED AND APPROVED by the City Council of the City of Mesquite,  
Texas, this the 6 day of May, 1968.

  
George Boyce  
Mayor

ATTEST:

  
Norma G. McCaughy  
City Secretary

APPROVED AS TO FORM:

  
William R. Springfield  
City Attorney